

2025 FALL BOARD OF DIRECTORS MEETING FOR COCHISE VISTA DEL ORO

Saturday, October 25, 2025 — Mattingly Residence, 5910 E. Hunter Creek Court

Call to Order: 4:00 PM.

Establish Board Quorum: Quorum established with 3 of 3 present.

Lynn Mattingly, President; Mark Doyle, Vice-President; Kelley Adams, Board Member

Establish Member Quorum: Quorum established with 10 of 44 present.

Adams, Barfield, Bloom, Buonocore, Dempsey, Doyle, Harris, Mattingly, Sticha, and Stilwell.

Meeting Ground Rules

1. Our village governing documents have been in place since 1999; we are also affected by the 3 Canyons Master Association governing documents as well as the current Arizona Revised Statutes.
2. Please limit the Open Call to Members to three minutes per topic.
3. Board discussions and actions are now limited to the published agenda.
4. After Board discussion, and prior to a Board vote on action items, Members' comments will be requested.

President's Report

1. Reminder to clean up after your dog or financial disincentives will be imposed.

Treasurer's Report

1. All assessments collected with no late payments.
2. Two stop payments for lost checks due to postal error.
3. A CPA was hired for the 2024 tax returns.
4. \$14,000 of the road reserve fund was moved to the Edward Jones investment account.
5. All total expenses are under budget.
6. Recommendation to move an additional \$10,000 from operating account to Edward Jones investment account to earn interest.
7. Bank statements and Quickbooks reports are reviewed monthly by Secretary Diana Doyle.

Committee Reports

1. Architectural: Five applications approved, none rejected. No "friendly reminders" or violations.
2. Internet/Webmaster: No outages or bulk service issues to report. We still have quite a bit of time until our next CenturyLink/Quantum renewal or termination decision is due (June 2029). Cellular 5G-Home service continues to improve and expand coverage area. Starlink's satellite-service speed, cost, and contract terms are also improving for those who might require more oomf. We'll continue to evaluate technical/cost/performance alternatives and future HOA options.
3. Front Entry Care Committee: Drip system is in working order, no problems to report. The timer is currently set for watering three days per week and the Liberty Water voluntary rationing is no longer in effect. As we move into winter we'll reduce the irrigation duration. Thanks to Ron Beck for helping take down the dead tree on the east side of the entrance.

Old Business

1. The front entry monument has benefitted from Bob Arrigoni's hard work on the irrigation system, along with his team of Bettina Arrigoni, Kelley Adams, and Fran Mattera. Many thanks!

2. Many thanks to Mark Firlie for filling in the balance of Lee Olson's mowing contract. He did a great job!
3. US Postal delivery problems are still a regular occurrence. Complaints via the USPS website don't appear to be of value and a rotating series of temporary postmasters has not improved the situation.

New Business Board Action Items

1. Lynn Mattingly has decided not to volunteer for re-election when his term expires in 2028. By that date he will have served the community on the Board for 21 years. We are unable to thank him enough for all he has done for VDO. Beyond his Presidential duties, Lynn has always done countless additional things for VDO ... which brings up the broader question of what should we ALL be doing to avoid incurring the additional assessment expense and loss of control in hiring a management company. Without broader participation and volunteerism our HOA will need to go the management company route. Board action will be to identify and match volunteers to HOA tasks.
2. The 2026 Budget: A proposed \$550 basic assessment applied to all 44 lots; plus the \$315 Internet assessment applied to the 39 lots with homes. This basic assessment is a 19% increase from the previous year to keep closer to the projected road costs. (Contractor suggested that road life expectancy is 20+ years and our roads are at least 25 years old.) Without the 20% annual increase the only other option would be a special assessment. Motion to accept the budget for 2026 with a \$550 basic assessment applied to all 44 lots; plus the \$315 Internet assessment applied to the 39 lots with homes. Motion seconded and approved.
3. Financial Review Committee: Minimum of two volunteers are needed to review the financials in early 2026. Motion to nominate Sarah Sticha, Greg Valentine, and Jack Dempsey. Motion seconded and approved.

Open Call to Members

1. A Member suggested putting together a map of owners' names and lots. 3 Canyons HOA already maintains and posts this map on their website, so we can link to that map from our VDO website.
2. A concern was raised about open fires in backyards. A Board Member will follow up.

Adjournment: Motion to adjourn, seconded, and approved. Adjourned 5:11 PM.

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Your current Board of Directors and Officers are:

Lynn Mattingly, Director & President, (520-266-3103), vdohopresident@vistadeloro.org, term ends 2028 Annual Meeting

Mark Doyle, Director & Vice President, vdohoavicepresident@vistadeloro.org, term ends 2026 Annual Meeting

Kelley Adams, Director, vdohodirector@vistadeloro.org, term ends 2027 Annual Meeting

Officers: Secretary Diana Doyle, vdohoasecretary@vistadeloro.org; Treasurer Jerilee Mattingly, vdohootreasurer@vistadeloro.org

Our current representative on the 3-Canyons HOA Board: Lynn Mattingly, section20w@threecanyonsranch.com (Section 20West)

Note: VDO Director terms are 3-years; a new Director is voted on by the membership for the Annual Meeting; Officers are voted on yearly by the Board at the first meeting of the new Board of Directors, scheduled mid-April and mid-October.